



Casa Bianca

10 UNITS - TURN KEY MULTIFAMILY

BY NHB PROPERTIES



MIRAMAR , FLORIDA

Truly Turn Key





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10 UNITS TURN KEY MULTIFAMILY

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CASA BIANCA - 10 UNIT TURN KEY MULTIFAMILY

Years of Experience.

NHB Properties has been managing and investing in multifamily since 2011. we are proud investor and landlord, giving homes to many tenants since first starting in this business. We do not cut corners when it comes to remodeling properties, as we understand that good quality residence attract good tenants, which are all you need to run an efficient investment in real estate

Turn Key Investment

The Definition of “Turn Keu” is “ready to operate”, which is what this property is. Everything has been remodeled, the units are 100% occupied and nothing else needs to be done by the purchaser investor. This investment is built to last as it is for decades to come, generating both rental income and real estate appreciation for the owner.

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Do nothing, start earning



Great Location.

Located in the residential suburbs of Miramar, FL tenants can enjoy a great location, close to everything in an ever increasing rental market at affordable rents



100 % Remodeled

Everything in the building has been completely upgraded, from the roof to floors. Everything has been build with the best quality and to last long term



100% Occupied

Enjoy steady long term income from Day 1. Every single tenant has been carefully screened before moving in to ensure peaceful long term residents

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Resident's Comforts



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Free Wi-Fi

All units have access to free Wi-Fi thanks to built in internet system



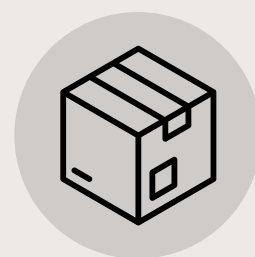
Security

24/7 security easily accessible from your phone or tablet



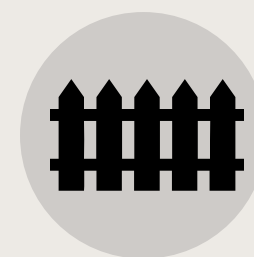
Laundry

Washer and dryer on site with easy mobile app for payments



Packages

Lockbox for packages for safe deliveries



Fenced yard

New Fence for added security and privacy



20 parking spots

Extended parking lot. All units have 2 assigned parking spots

AVENTURA
MALL

Sunny Isles Beach
MIAMI



MIAMI BEACH



Location

Location
proximity



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Worry free ownership

Brand new roof -
warranted until 2046

Brand new roof has been installed in 2021, which comes with a 20 year warranty by the manufacturer. Roof are most likely the biggest expense any real estate property will undergo. Having a new roof, gives the investor a peace of mind, knowing nothing will need to be done to it for the next two decades to come.

40 year Re-certification in
place until 2031

40 year Re-certification was completed and renewed in December 2021, meaning the next 10 year re-certification will not be due until December 2031. This means the building has recently been granted as structurally safe and does not need to be re-inspected for another decade. All elements of the property have been inspected to pass this inspection, which include structural, electrical and plumbing inspections.

Exterior upgrades

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- Completely remodeled exterior
- Glazed Hurricane Impact windows
- New Central Air Conditioning units
- New Landscape
- Extended Parking lot
- Security cameras
- New lights and fixtures

Brand new roof
warranted until
2046



40 year
certification in
place until 2031



New hurricane impact windows



New landscape



All new A/C Central system



Build in Wi-fi for residents



Extended parking lot





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Interior Remodeling



New kitchens

Real plywood cabinets with shine protection film, real granite countertops, aluminum invisible handle and soft closure hinges



New bathrooms

Real plywood vanity, mirrors, lights and bathrooms with new plumbing fixtures



New flooring

Water resistant new laminate flooring with light grey modern finish



Build to last

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Warranties in place



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- Real plywood cabinets
- Granite counters
- Smooth closure doors
- Stainless steel appliances



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Everything
remodeled
without cutting
corners



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- New Bathrooms
- Spacious closets



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Comfort living
at affordable
rents



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Pre-screened
tenants only



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Spacious rooms



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FEATURES



New Roof with
25 year
warranty



New kitchens,
bathrooms, interiors



New A/C system with
5 year warranty



Built in Wi-Fi



100% Occupied.
Pre-qualified
residents only



1 mile from Aventura
Mall, Hard rock stadium
and Casino, 10 min from
Downtown Miami



24/7 Security
Surveillance



40 year certification
good until 2039

CASA BIANCA - UPGRADES LIST

Remodeling list

Item	Description	Cost	Warranted
Roof	Shingle roof and supporting attic	\$ 86,700	Yes
A/C	Central A/C units + handlers	\$ 14,500	Yes
A/C	A/C mini split units	\$ 26,500	Yes
Kitchen	10 kitchen plywood cabinets + granite countertops	\$ 77,000	
Kitchen	10 stainless steel refrigerators, stoves, microwaves	\$ 47,000	Yes
Bathrooms	new bathrooms tub, finishes, fixtures	\$ 58,500	
Bathrooms	10 bathroom vanities + countertops	\$ 8,500	
Lights	Led-eco friendly lights fixtures	\$ 3,200	
Flooring	7300 SF water resistance laminate flooring	\$ 58,000	
Exterior	exterior light fixtures	\$ 4,500	
Exterior	Steel door numbers	\$ 1,100	
Exterior	Glass Hurricane impact doors (2 qty)	\$ 5,500	
Exterior	replaced 20 doors	\$ 12,000	
Exterior	Hurricane Lawson glazed impact windows	\$ 78,600	Yes
Exterior	Dumpster enclosure	\$ 2,000	
Exterior	Standalong mailbox with packages lockbox	\$ 3,500	
Exterior	Steel oversized building numbers	\$ 750	
Security	Noorio automated camera system	\$ 450	
Landscape	front wooden fence	\$ 6,500	
Landscape	landscape plants	\$ 4,500	
Doors	all new stainless doors	\$ 3,500	
Internet	Wi-Fi signal device system	\$ 2,500	
Others	Permits / Engineering and City fees / GC fees	\$ 20,800	
Total Remodeling cost		\$ 526,100	

TURN KEY

Rent Roll Analysis

Rent Roll				
Unit #	Rent	Current		Proforma
1	1 Bed - 1 Bath	\$	1,650	\$ 1,800
2	1 Bed - 1 Bath	\$	1,750	\$ 1,800
3	1 Bed - 1 Bath	\$	1,700	\$ 1,800
4	2 Bed - 1 Bath	\$	1,900	\$ 2,050
5	2 Bed - 1 Bath	\$	2,100	\$ 2,100
6	2 Bed - 1 Bath	\$	2,050	\$ 2,100
7	2 Bed - 1 Bath	\$	1,950	\$ 2,050
8	1 Bed - 1 Bath	\$	1,750	\$ 1,800
9	1 Bed - 1 Bath	\$	1,750	\$ 1,800
10	1 Bed - 1 Bath	\$	1,700	\$ 1,800
Laundry	1 washer 1 dryer	\$	70	\$ 70
Total Monthly		\$	18,370	\$ 19,170
Total Yearly		\$	220,440	\$ 230,040

Expenses Analysis

- Insurance policy with Wind coverage is \$23,287
- Net Income with Wind insurance would be \$136,987 Current and \$142,349 Proforma
- Proforma Property taxes are based on 2% of 80% of Sale Price as per Broward County millage rate

Gross Income		
Total Monthly	\$ 18,370	\$ 19,170
Total Yearly	\$ 220,440	\$ 230,040
Expenses	Current	Proforma
Yearly Expenses		
Property tax	\$ 32,166	\$ 34,400
Insurance (no wind)	\$ 6,640	\$ 6,640
Licenses	\$ 671	\$ 671
Monthly Expenses		
Electricity	\$ 67	\$ 67
Internet	\$ 276	\$ 276
Water	\$ 677	\$ 677
Waste	\$ 644	\$ 644
Landscaping	\$ 150	\$ 150
Cleaning	\$ 150	\$ 150
Pest control	\$ 40	\$ 40
Repairs	\$ 367	\$ 367
Total Monthly Expenses		
	\$ 2,371	\$ 2,371
Tot. Expenses Yearly	\$ 67,934	\$ 70,168
Net Income	\$ 152,506	\$ 159,872
Asking Price	\$ 2,150,000	\$ 2,150,000
CAP	7.1%	7.4%

Investment Overview

Investment Overview				
Asking Price	\$ 2,150,000		Current	Proforma
\$ / Unit	\$ 215,000	Gross Income	\$ 220,440	\$ 230,040
One Bedrooms	6	Expenses	\$ 70,168	\$ 67,904
Two Bedrooms	4	Net Income	\$ 152,506	\$ 159,872
Total units	10	CAP Rate	7.1%	7.4%
Total Area	720 SF			
Average Unit size	721 SF			
Land Area	16,540 SF			

- Deferred maintenance thanks to multiple warranties in place on roof, appliances and windows
- Located minutes from Hardrock Casino, TurnPike, Aventura Mall and Downtown Miami

CASA BIANCA



CASA BIANCA BY NHB PROPERTIES LLC

Contact Details.



Office Address

1111 Lincoln rd #624, Miami
Beach FL 33141



Phone & Mobile

786.973.5383



Email Address

Leo@LBrealtycorp.com



Website

loopnet.com